

**TUESDAY, APRIL 20, 2021
TOWN OF SAWMILLS REGULAR COUNCIL MEETING
6:00 PM**

COUNCIL PRESENT

Mayor Johnnie Greene
Clay Wilson
Melissa Curtis
Joe Wesson

STAFF PRESENT

Chase Winebarger
Julie A Good
Terry Taylor

COUNCIL ABSENT

Rebecca Johnson
Keith Warren

CALL TO ORDER: Mayor Johnny Greene called the meeting to order at approximately 6:03pm.

INVOCATION: Councilman Joe Wesson gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Johnny Greene led the Pledge of Allegiance.

ADOPT AGENDA: Mayor Johnny Greene asked for a motion to adopt the April 20, 2021 Agenda.

Melissa Curtis made a motion, and Clay Wilson seconded, to adopt the April 20, 2021 Agenda. All were in favor.

APPROVE MARCH 11, 2021 BUDGET WORKSHOP MINUTES: Mayor Johnny Greene asked for a motion to approve the March 11, 2021 Budget Workshop Minutes.

Joe Wesson made a motion, and Melissa Curtis seconded, to approve the March 11, 2021 budget workshop minutes. All were in favor.

APPROVE MARCH 16, 2021 REGULAR MEETING MINUTES: Mayor Johnny Greene asked for a motion to approve the March 16, 2021 regular meeting minutes.

Melissa Curtis made a motion, and Clay Wilson seconded, to approve the March 16, 2021 regular meeting minutes. All were in favor.

APPROVE MARCH 16, 2021 CLOSED SESSION MINUTES: Mayor Johnnie Greene

asked for a motion to approve the March 16, 2021 closed session minutes.

Joe Wesson made a motion, and Clay Wilson seconded to approve the March 16, 2021 closed session minutes. All were in favor.

APPROVE APRIL 1, 2021 BUDGET WORKSHOP MINUTES: Mayor Johnnie Greene asked for a motion to approve the April 1, 2021 Budget Workshop Minutes.

Melissa Curtis made a motion, and Joe Wesson seconded, to approve the April 1, 2021 budget workshop minutes. All were in favor.

PUBLIC COMMENT: Mayor Johnny Greene asked if anyone had any questions or comments at this time.

No one wished to speak.

RECOGNITIONS:

RECYCLE REWARDS WINNER: Mayor Johnny Greene announced Mark Potter, as the April Recycle Rewards winner. A credit of thirty-two dollars (\$32.00) will be added to the current sanitation bill.

No Council action was required.

PUBLIC HEARING: WILLIAM D. FIELDS AND SHAUNA L. LEONE:

OPEN PUBLIC HEARING: Mayor Johnnie Greene asked for a motion to open the public hearing.

Joe Wesson made a motion, and Melissa Curtis seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Town Planner Dustin Millsaps stated that William D Fields and Shauna L Leone have petitioned the Town for a rezoning for their property that is located on the edge of the Town of Sawmills jurisdiction to change from RA-20 to G-M (General Manufacturing) to be able to put in a greenhouse. The two (2) properties across the street from this property are zoned G-M. This property's current land use is vacant with no primary structure or use.

Town Planner Dustin Millsaps stated that the Town Planning Board had met on March 2, 2021, and recommended that the rezoning procedure shall proceed forward to Town Council.

PUBLIC COMMENT: Mayor Johnnie Greene asked if anyone wished to speak on the

rezoning for William D. Fields and Shauna L. Leone.

No one wished to speak

CLOSE PUBLIC HEARING: Mayor Johnnie Greene asked for a motion to close the public hearing.

Joe Wesson made a motion, and Clay Wilson seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Melissa Curtis made a motion, and Joe Wesson seconded, to rezone the property (PIN # 2766486954) owned by William D. Fields and Shauna L. Leone from RA-20 to G-M, as this rezoning is consistent with the Comprehensive Plan. The rezoning aligns perfectly with the Town of Sawmills 2040 Comprehensive Plan (est. 2017). According to the Comprehensive Plan Future Land Use Map, the property is one of many on the east side of US-321A that is proposed to be rezoned to industrial use. General Manufacturing (G-M) falls in the category with industrial use. All were in favor.

PUBLIC HEARING: 160D LEGISLATIVE UPDATES:

OPEN PUBLIC HEARING: Mayor Johnnie Greene asked for a motion to open the public hearing.

Joe Wesson made a motion, and Melissa Curtis seconded, to open the public hearing. All were in favor.

STAFF COMMENTS/RECOMMENDATIONS: Ashley Kale with the Western Piedmont Council of Governments stated that the new Chapter 160D of the North Carolina General Statutes consolidates current city and county enabling statutes for development regulations (previously Chapters 153A and 160D) into a single unified chapter. Chapter 160D places these statutes into a more logical, coherent organization.

Ashley Kale stated that the Chapter 160D is effective now, but the state granted local governments to have until July 1, 2021 for the development, consideration, and adoption of necessary amendments to conform local ordinances to this new law. The Town of Sawmills contracted with the WPCOG to update the town's current zoning and subdivision development regulations to conform with the requirements of Chapter 160D.

Ashley Kale with the WPCOG stated that during the March 2, 2021 the Planning Board meeting, that the Planning Board voted to recommend the Chapter 160D changes to the zoning and subdivision ordinance to Council for approval.

PUBLIC COMMENT: Mayor Johnnie Greene asked if anyone wished to speak on the 160D Legislative Updates.

No one wished to speak

CLOSE PUBLIC HEARING: Mayor Johnnie Greene asked for a motion to close the public hearing.

Clay Wilson made a motion, and Joe Wesson seconded, to close the public hearing. All were in favor.

COUNCIL ACTION: Clay Wilson made a motion, and Melissa Curtis seconded, to approve the 160D Changes as written. All were in favor.

FINANCIAL MATTERS:

BUDGET AMENDMENT: Mayor Johnnie Greene stated that Council had advised staff to move ahead with the purchase of acreage at 4077 Baird Drive, Hudson, North Carolina, for the amount of six hundred twenty-five thousand dollars (\$625,000.00). This amount will need to be moved from the General Fund into the Capital Outlay Fund through a budget amendment.

Joe Wesson made a motion, and Melissa Curtis seconded, to approve the budget amendment in the amount of six hundred twenty-five thousand dollars (\$625,000.00) from the General Fund into the Capital Outlay Fund for the purchase of acreage at 4077 Baird Drive, Hudson, North Carolina. All were in favor.

PROPERTY CONTRACT APPROVAL: Mayor Johnnie Greene stated that Council had advised staff to move ahead with the purchase of acreage at 4077 Baird Drive, Hudson, North Carolina, for the amount of six hundred twenty-five thousand dollars (\$625,000.00). The seller has agreed to the price and signed the contract.

Melissa Curtis made a motion, and Joe Wesson seconded, to approve the property contract for the purchase of acreage at 4077 Baird Drive, Hudson, North Carolina, in the amount of six hundred twenty-five thousand dollars (\$625,000.00). All were in favor.

SPECIAL REVENUE FUND BUDGET AMENDMENT: Mayor Johnnie Greene stated that during the regularly scheduled June 2, 2020 Council Meeting, Council approved a special revenue fund for CARES Funding-COVID-19. The Town of Sawmills received seventy thousand two hundred eighty-five dollars and twenty cents (\$70,285.20) and the Town has spent all of the received CARES monies.

Melissa Curtis made a motion, and Joe Wesson seconded, to approve a budget amendment in the amount of seventy thousand two hundred eighty-five dollars and twenty cents (\$70,285.20). All were in favor.

PUBLIC COMMENT: Mayor Johnny Greene asked if anyone had any questions or

comments at this time.

No one wished to speak.

UPDATES:

APRIL CODE ENFORCEMENT REPORT: Town Planner Dustin Millsaps stated that there are two (2) code enforcement cases open:

- Teresa Annas Compton, 4486 Sawmills School Road. Abandoned Mobile Home/Garbage and Rubbish. Town Planner Dustin Millsaps stated he received a complaint on January 13, 2020. Town Planner Dustin Millsaps stated that a NOV letter was sent out on January 23, 2020 with a deadline of February 10, 2020. Town Planner Dustin Millsaps stated that the trailer is not finished and located on the same property as the Compton house that the Town abated in 2018. Town Planner Dustin Millsaps stated that staff will investigate and work with attorney for possible courses of abatement. Town Planner Dustin Millsaps stated that one (1) of Ms. Compton's sons is scheduled to meet with staff in late February to work towards getting the property in his name and get the property cleaned up. Town Planner Dustin Millsaps stated that staff has is waiting for Ms. Compton's son to schedule a time to come in and speak with staff regarding this property. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and the property is still in same condition with extremely high grass and would recommend demolition. Town Planner Dustin Millsaps stated that he has been in contact with Town Attorney Terry Taylor and former Town Planner to get all the evidence for this property. Town Planner Dustin Millsaps stated that on February 19, 2021, the title search process had been started with Town Attorney Terry Taylor. Town Planner Dustin Millsaps stated that on March 11, 2021, there were three (3) heirs found from the title search process and letters had been sent out to all three (3) heirs;
- Denise Dotson/William S Annas, II, 4095 Gatewood Dr. Abandoned Mobile Home/Minimum Housing. Town Planner Dustin Millsaps stated that a complaint was received on March 5, 2020, and a regular NOV letter and a certified NOV letter was sent on March 5, 2020, with a deadline of March 23, 2020. Town Planner Dustin Millsaps stated that the mobile home has been sprayed painted and has an apparent tenant, however, the water meter has been pulled from the property. Property was cleaned up. However, Mr. Annas informed Town Planner Dustin Millsaps that a new tenant has moved in the mobile home. Town Planner Dustin Millsaps stated that a second NOV letter was sent on May 15, 2020 with a deadline of June 15, 2020 for additional garbage on property. Town Planner Dustin Millsaps stated that staff will investigate and work with Town Attorney for possible courses of abatement. Town Planner Dustin Millsaps stated that he went by the property on September 10, 2020 and all garbage has been picked up, however, the house has multiple windows smashed out which is now a minimum housing violation. Town Planner Dustin

Millsaps stated that he spoke with property owner and he plans on removing the trailer on November 5, 2020. Town Planner Dustin Millsaps stated that he spoke to William S Annas, II, the property owner, on November 5, 2020 and his plans are removing the mobile home. Town Planner Dustin Millsaps stated that he tried to get in touch with property owner William S Annas, II four (4) times from November 5, 2020 to November 19, 2020 before he would answer the phone for him again, and Town Planner Dustin Millsaps stated he informed property owner Williams S Annas, II that the Town would have to pursue moving the mobile home or fines would occur for him. Town Planner Dustin Millsaps stated that he talked to property owner William S Annas, II on December 8, 2020 and was informed that the property owner had been in contact with an attorney about removal of the mobile home. Town Planner Dustin Millsaps stated that on January 7, 2021, he spoke with property owner William S Annas, II and the property owner stated that he had not worked with his attorney because his attorney had been quarantined multiple times. Town Planner Dustin Millsaps stated that on 2/7/21 he talked with property owner William S Annas, II, again and Mr. Annas stated that he is still talking to his attorney about getting the issue handled. Town Planner Dustin Millsaps stated that he spoke with property owner William S Annas, II, on 4/13/21 and Mr. Annas stated that he is currently in the process of evicting current tenant sop that he can tear the mobile home down.

No Council action was required.

TOWN MANAGER UPDATES: Town Manager Chase Winebarger had the following updates:

- Town Manager Chase Winebarger stated that the budget was balanced and, if it was acceptable to Council, that the remaining budget workshops would be cancelled. Council did not have any objections.
- Town Manager Chase Winebarger stated that he had received a letter dated April 2, 2021, from Baton Water Corporation. Town Manager Chase Winebarger stated that the master meter on Cajah Mountain Road does not register properly and that Public Works had suggested to purchase and change the master meter out to a new AMI meter so that the Town would know that the meter is registering properly and could get the readings online. According to the letter from Baton Water Corporation, that upon installation of the new AMI meter, that Baton Water would agree to still sale water to the Town of Sawmills at the rate that the City of Lenoir charges for a period of two (2) years, after which Baton Water would re-evaluate, based on the cost of maintaining the water lines. Also, Baton Water Corporation requested that the Town of Sawmills petition the City of Lenoir that the amount of water that Town of Sawmills purchases from Baton Water would be part of Town of Sawmills allotted amount and no longer considered Baton Water's usage. Town Manager Chase Winebarger stated that he suggests that the Town of Sawmills not change the master meter until the contract with Baton Water is up for re-evaluation and keep the contract the same until that time.

COUNCIL COMMENTS:

Joe Wesson wanted to thank everyone for coming out and wanted to remind the citizens to feel free to make suggestions to Council. Councilman Joe Wesson stated that some of the best ideas come from the citizens suggestions.

COUNCIL ADJOURN: Mayor Johnnie Greene asked for a motion to adjourn.

Melissa Curtis made a motion, and Clay Wilson seconded, to adjourn the meeting. All were in favor.

The meeting was adjourned at approximately 6:26pm.

Johnnie Greene, Mayor

Julie A. Good, Town Clerk